

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 24 Hillston Road, Moorabbin Vic 3189

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,139,000

#### Median sale price

Median price \$975,000 House X Unit Suburb Moorabbin

Period - From 01/10/2018 to 31/12/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Ronald St MOORABBIN 3189	\$1,230,000	30/11/2018
2	40 Abbin Av BENTLEIGH EAST 3165	\$1,180,000	30/10/2018
3	37 Hillston Rd MOORABBIN 3189	\$1,177,250	10/11/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4   2   3

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,139,000  
**Median House Price**  
December quarter 2018: \$975,000

## Comparable Properties



**4 Ronald St MOORABBIN 3189 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 30/11/2018  
**Rooms:** -  
**Property Type:** House



**40 Abbin Av BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

3   2   1

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 30/10/2018  
**Rooms:** -  
**Property Type:** House



**37 Hillston Rd MOORABBIN 3189 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,177,250  
**Method:** Auction Sale  
**Date:** 10/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx